

William Newman House
716 Second Street
Portsmouth
Scioto County
Ohio

HABS No. OH-664

HABS
OHIO,
73-PORT,
5-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

ADDENDUM
FOLLOWS...

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL ARCHITECTURAL AND ENGINEERING RECORD
WILLIAM NEWMAN HOUSE

HABS NO. OH-664

7402
OHIO
70-PORT
5-

Location:

716 Second Street, Portsmouth, Scioto County, Ohio
situated at the southwest corner of Second Street
and a paved alley adjacent to the Portsmouth
Municipal Building.

U.T.M. Coordinates: 17.326300.428865

Present Owner:

Horizon Limited Partnership
John E. Sandefur, Managing Partner
c/o The Sandefur Companies
935 East Broad Street
Columbus, Ohio 43205

Use/Occupancy:

Residence. Vacant and abandoned.

Significance:

The William Newman House, in present form, expanded from its original half-house form. The half-house is a typical, early house form in the settlement of Portsmouth, Ohio. Generally, a half-house is a three-bay wide, two-story house, with a large room and hall on the first floor, and two rooms on the second floor. The long axis of the house usually fronts on the street, set back about 10-15 feet from the sidewalk.

This house is also significant for its historical association with William Newman.

Rehab Program:

The original half-house portion of the William Newman House will be rehabilitated by the Horizon Limited Partnership, under the direction of the State Historical Preservation Officer. The half-house will be used as a manager's residence for elderly housing in the Fowler Building. Thus, only the later less significant sections of the house will be demolished. The intent of the program is to recreate the original half-house configuration and setting of the Newman House, as a historical feature of downtown Portsmouth.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Erected 1843. Major building additions were carried out in 1847 and 1870. The front porch was built in 1908, in ironspot brickwork which matches the Fowler Building and other buildings of this era.
2. Architect: Unknown.

3. Original and subsequent owners: The lot was acquired by William Newman in 1841, and tax records indicate that no structure was on it at that time. In 1843, the notation "House, \$225" appears in tax records, setting the date of construction by Newman. In 1866, the property was deeded to Anne Reed, the daughter of William Newman. The property was owned by Anne (Newman) Reed until 1920, when it passed to her son, Edward Reed. Her husband, J.G. Reed, was a businessman involved in numerous drygoods and wholesale notions firm. Edward took over the businesses and appears to have been responsible for the erection of the large warehouse (now called the Fowler Building) at the southeast corner of Washington and Second Streets. In 1946, the property passed to Virgil E. Fowler, and then to Marjorie Fowler Block in 1949. The property was last occupied by Marjorie Fowler Block and her family. The Horizon Partnership purchased the property in September, 1980.
4. Builder: William Newman.
5. Original plans and construction: Original plans can not be found. The house was built by William Newman, a prominent builder and contractor in Portsmouth, Ohio. Sketch plans to scale are included herein for the first and second floors of the Newman House, as Exhibits N-1 and N-2.
6. Alterations and additions: Alterations and additions of 1847 and 1870, and the porch addition of 1908, are noted on Exhibits N-1 and N-2.

B. Historical Context:

The Newman House is in a small grouping of 19th century residences, now surrounded by a motel, gas station, warehouses, and government buildings, at the edge of the Boneyfiddle Historic District.

The house is significant primarily for its historical association with William Newman. William Newman, 1807-1874, was a native of Salem, Virginia, who first came to Ohio in 1827 and settled in Newark. He returned to Virginia in 1834-38, but came back to Ohio, this time to Portsmouth, in 1838, with his family. They resided briefly in Highland County in 1841, but returned to Portsmouth that year. Newman was a builder and contractor, and is credited by Nelson Evans with building the First Presbyterian Church (1850) and All Saints Episcopal Church (1850), both on the National Register. Other, undocumented buildings were built by Newman. William Newman appears to have been primarily a brickmason, as evidenced by an advertisement in the Portsmouth Tribune, dated November 22, 1839.

In addition to his importance as a builder, William Newman was a member of City Council and the Board of Education for several terms. He was elected as a State Senator in 1859. William Newman served with James A. Garfield at that time and, although of the opposite party, was a personal friend of Garfield.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The Newman House was built in a downtown residential area immediately north of the Ohio River, an area subsequently rebuilt for commercial and governmental purposes. The original residential setting of this area was destroyed in the process. The simple half-house, plus later additions, is hardly distinguished except as a historic house form. The present setting of the house is a visually prominent one in downtown Portsmouth, a major consideration in plans for its rehabilitation.
2. Condition of the fabric: The exterior brick masonry is sound. The roof is in bad condition, but will be restored in the process of rehabilitation. Interiors have been neglected, with rear areas of the house heavily water damaged and rotting. Under misinterpretation of the terms of the contract, the previous owner began stripping the building of fireplaces and other historic features, this in addition to vandalism. The present owner halted such actions, making arrangements for the Boneyfiddle Association to take possession and store stripped items, for reuse in the Boneyfiddle Historic District.

B. Description of Exterior:

1. Overall Dimensions: The overall deminsions are shown on the scaled floor plans herein.
2. Foundation: Partial basement and foundations are brick.
3. Walls: Original half-house and latter additions are painted comon bond brick. The one story veranda is typical Portsmouth yellow brick.
4. Structural System: Brick bearing walls and interior wood bearing partitions with conventionally-framed 2 by 4 walls, joists, and rafters.
5. Porches and stoops: Yellow brick veranda mentioned above, plus a Victorian frame entrance porch at the side.
6. Chimneys: Brick, commonbond.

7. Openings:

- a. Door: Upper panel of main door features etched glass with hanging basket and vine motif. The door is flanked by sidelights and rectangular transom. Door is presently stored for restoration and reuse in rehab of half-house. Other doors shown in photographs.
- b. Windows: Windows are 1/1 on main facade; 6/6 on rear elevations. Windows have plain stone lintels and sills.

8. Roof:

- a. Shape and covering: Gable roof with standing seam will be restored in rehab of the half-house.
- b. Cornice and eaves: Prominent boxed cornices and entablature. Will be restored in rehab of half-house.

C. Description of Interior:

- 1. Floor Plans: These are shown in the enclosed Exhibits N-1 and N-2. Building photographs illustrate interior character.
- 2. Stairways: The original stairway to the second floor has been replaced with a turn-of-the-century stairway.
- 3. Floors: Undistinguished hardwoods and softwoods.
- 4. Finishes: Walls and ceilings are plaster on lath.
- 5. Openings:
 - a. Original doors are plain 4-panel doors, simply trimmed with plain boards. Later doors are 4 and 5 panel type, with late 19th century trim and bullseyes.
 - b. Window treatments similar to doorways, depending upon whether in original building or later additions.
- 6. Decorative features and trim: Wood fireplace mantel and trim are to be salvaged for reuse in the Boneyfiddle Historic District. Original trim to remain in half-house.
- 7. Hardware: Ornate hinges at main door, to be reused in rehab of half-house.
- 8. Mechanical Equipment: Building has been "modernized." Other than fireplaces, no original equipment remains.

D. Site:

1. General: The site is a typical, downtown corner lot, served from a rear alley.
2. Landscape: The landscape has no distinguishing historic features, except for stone retaining walls, to remain.
3. Outbuildings: None.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings: None can be found.

B. Early Views: None can be found.

C. Primary Sources, as indicated on the Architectural Data Form:

1. Evans, History of Scioto County, Portsmouth, 1903.
2. Portsmouth City Directories.
3. 1870 Census of Scioto County
4. Portsmouth Tribune, various newspaper editions.
5. Records in the Offices of the Scioto County Auditor, Treasurer, and Recorder.

D. Archive Photography, as shown on the Index to Photographs:

1. Photographer: Thomas Abernathy, Columbus, Ohio. 4 x 5 Fullview Format Camera. Archive Prints included herein. Archive Negatives included herein.

E. Supplemental Photography:

1. Various views of exteriors and interiors with 35mm and 2 $\frac{1}{4}$ x 2 $\frac{1}{4}$ format cameras. Original prints and negatives have been submitted to the Ohio Historical Society, Columbus, Ohio along with a copy of this report.

Photographer: David Lucas, Columbus, Ohio.

Date of Photography: February, 1981.

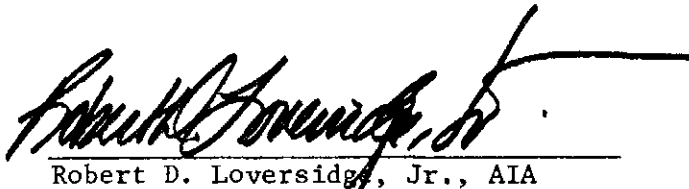
2. Various exterior and context views submitted to the Advisory Council. Negatives in possession of present owner and project architects. Photography by staff of Schooley Caldwell Associates, Architects and Engineers and William Harper, Consultant, both of Columbus, Ohio.


Date of photography: Summer and Fall, 1980.

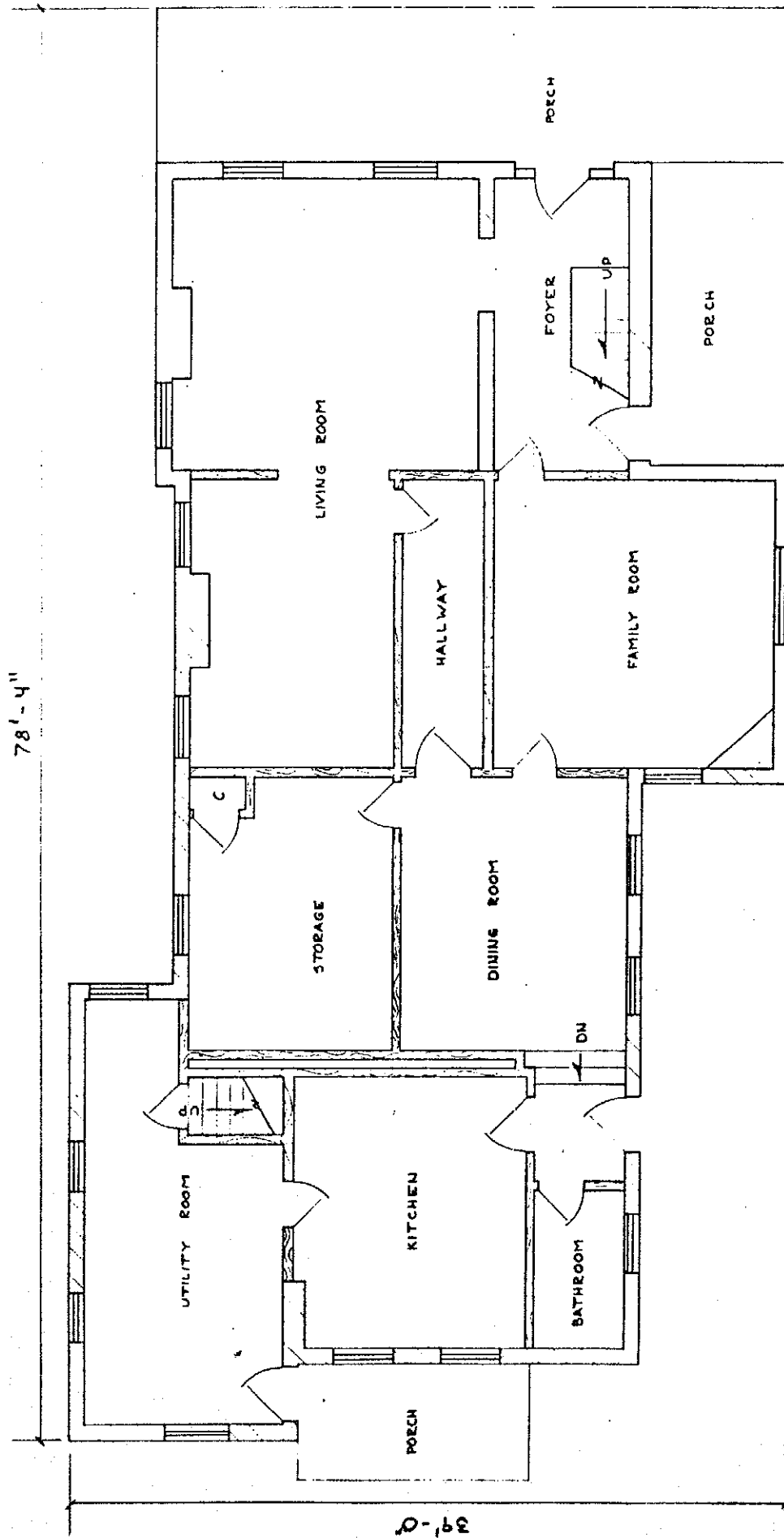
PART IV. PROJECT INFORMATION

- A. Ohio Historic Inventory Form compiled by the Ohio Historic Preservation Office, Ohio Historical Society, Columbus, Ohio revised in December, 1980, by Lois Rock, Regional Preservation Officer in Portsmouth, Ohio.
- B. Architectural Data Form prepared by William Harper, Consultant, Consultant, Columbus, Ohio, using data from the Ohio Historic Inventory Form and field inspection of property.
- C. Rehabilitation of the half-house portion of the Newman House to be done in conformance with Horizon Project plans prepared by Schooley Caldwell Associates.

Respectfully submitted,

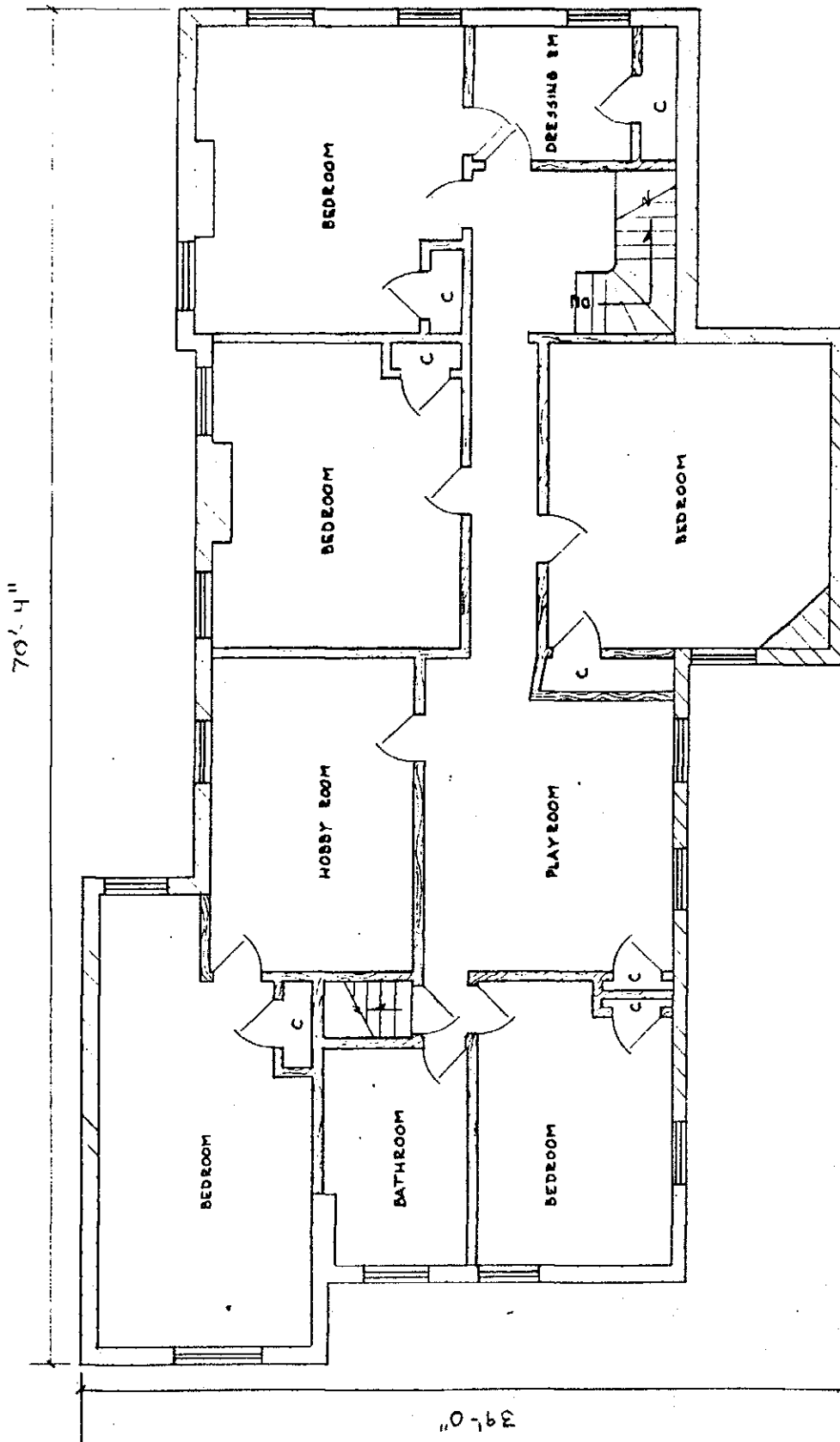

Robert D. Loversidge, Jr., AIA
Schooley Caldwell Associates
Columbus, Ohio
March 2, 1981


William Harper, AIP; Consultant
1643 Barrington Road
Columbus, Ohio
March 2, 1981



WILLIAM NEWMAN HOUSE
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



WILLIAM NEWMAN HOUSE
SECOND FLOOR PLAN

Scale: 1/8" = 1' - 0"

ADDENDUM
FOLLOWS...

Addendum to
William Newman House
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PHOTOGRAPHS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127